

TOQUERVILLE CITY COUNCIL
WORK MEETING MINUTES
Tuesday, April 28, 2015 5:00 PM
Held at 212 N. Toquerville Blvd, Toquerville, Utah
WORK MEETING: Council & Officials Discussion Only

ATTENDING: Mayor M. Darrin LeFevre, Council (CC) members: Ty Bringhurst, Brad Langston, Daren Cottam, Paul Heideman, Planning Commission Chair Keen Ellsworth, Recorder Renee Garner, Treasurer June Jeffery, and City Engineer Karl Rasmussen, Others: Lynn Olds, and Bill Jackson.

5:17 PM WORK MEETING: Mayor opened the work meeting and invited Karl to get started.

BUSINESS

1. Item: Discussion on Water, Streets, Parks, and Trails Capital Facilities Plan and impact fees. Karl asked for comments and/or questions about the plan he'd given at the last council meeting, "City of Toquerville Water/Streets/Parks Impact Fee Facility Plan" March 12 edition, and distributed maps of the three park areas owned by the city: Center Street, Trail Ridge, and Almond Heights. He then broke the plan down into its core elements. (Council column added after discussion).

Service	Existing Impact cost of LOS	Proposed cost of LOS	Council advised costs of LOS
Water	\$1,533.00	\$1,731.34	\$1,730.00
Streets	\$1935.00	\$2,367.81	\$2,365.00
Parks	\$829.00	\$2606.72	\$2,200.00
Trails	0	\$1,745.22	\$1,400.00
Totals:	\$4,297.00	\$8,451.09	\$7,695.00

A) Water impacts discussion included the following points: cannot be used to pay bonds, can be used for improvements, larger pipes, bigger or new tanks. Referencing page 18 of the plan Karl stated we have enough flow for another 1432 connections and only have about 750 available lots for building homes at this time. The figured net cost per person is \$43.36. Ty remarked that we'll eventually need a new tank at Westfield, and an upgrade on a pump as we grow. Karl opined that if we've built in excess capacity in our lines already paid for, we can use impact fees for remittance of our costs. Council discussed expenses for Westfield Road and the 2013-14 water projects. All agreed to check into how those were paid for and if we could use some impacts for remittance of that cost.

Karl discussed the process of developing new areas wherein the city would require them to create their own water source and system with a new tank. These would be done to our code and then the city would be able to take those over and the developer would be able to get impact credits.

The total impact figured at \$2,961.79 to keep the level of service (LOS) but because of credit for future debt payment through our utilities billing we can reduce that by \$1,230.45 to \$1,731.34.

Council agreed to \$1,730.00 for 3/4 inch meter line, \$3,075.00 for 1 inch, \$6,925.00 for 1 1/2 inch, and \$12,310.00 for 2 inch.

B) Streets LOS are figured on 50 foot right of ways. This includes storm drain utilities. Of every foot of new road, \$16.15 goes toward storm drain. Council discussed expenses of drainage problems that the city has had to deal with over the last two years. Mayor also mentioned the Storm Drain utility fee which has helped us with these costs. We get about \$30,000.00 in that fee. \$15,000.00 goes toward the debt. Drains need 12" - 18" culverts under the roads. Impacts will be used as projects become important and necessary. We're not planning where the growth will occur. We're acknowledging that we can't know the future but we're preparing for growth because growth is likely.

Renee was directed to post the public hearing for impact fees and capital facilities in the Spectrum paper for this Sunday and the following Sunday, as well as the State website and our kiosks.

Council agreed to \$2,365.00 for street impacts.

C) Parks discussion included Ty introducing Bill Jackson. He is a landscape architect we're hiring to assist Karl in park development plans. Proposed fees are comparable to other local cities. Hurricane is about \$4,000.00. Washington is also much higher. We currently have almost 17 acres in our parks. That LOS is about 12 acres per 1000 users. Karl used figures based on 4 acres per 1000 users. We don't need to have too many parks due to regional, State, and Federal parks that are available. Lynn Olds requested that the Parks Committee be included in the plans. Mayor mentioned that the Trails committee did meet as well to give input. Mayor recommended combining the parks and trails committees. Ty advised combining the two impact fees. Combined fees add up to \$4,351.94. He thought we could lower the combined fee to \$3,300.00. June mentioned that if they are designated separately then they would be used separately, which would insure that trails are made. Bill talked about distance to the parks. He recommended that 1 mile be the furthest a park is from any resident. Anderson Junction will soon have the reservoir with trails. No community center is currently being planned at the Center Street Park. Brad spoke for tennis or pickle ball courts. Discussion included talk of land donated by developers for parks and difficulty getting developers to put in parks according to specifications. Ty remarked that even our best park has gravel in the play area which is not to code.

Bill explained that a good parks and trails system creates a better quality of life and brings the right kind of development. Mayor felt we need to consider the cost of all the things we'd like to have before we lower the proposed fees. Original discussion of lowering the trails impact fees to \$626.00 was amended after Karl showed his math to Daren Cottam. Daren C talked about bike trails along the UDOT roads and Renee mentioned the larger Hurricane Valley trails plan to have all the trails connected for Hurricane valley cities. Karl showed his summary for fees.

Later in the meeting, Ty said he'd be meeting with Bill Jackson again on Thursday and asked council what amenities they would like to see in future park development. Brad mentioned a dog park at Trail Ridge. Ty thought an urban fishery would work there too, like Washington City had done with their drainage at one of their parks. Daren C remarked that the parks committee ought to meet with Bill. Frizbee courts and pickle ball courts were mentioned. Daren C felt there should be a pavilion at each park. Ty thought we should use the streams as a part of the park rather than creating a splash pad.

Council agreed to \$2,200.00 for parks impacts and \$1,400.00 for trails impacts.

2. Item: Discussion on Tentative Proposed Budget for Fiscal Year July, 2015 thru June, 2016 and review of Amended Budget for Fiscal Year July, 2014 thru June, 2015. June Jeffery thanked council members for each coming in to go over their department budgets. June worked from two reports, Financial Statement and Budget Worksheet.

Financial Statement: Page 2, our fund balance unrestricted is \$502,397.19. The State requires that we keep only 25% of our total yearly budget which is \$200,000.00. Looking a cash flow, there's only a surplus of \$5,000.00 which means cash flow is down. Last year we expected to spend \$148,000.00 of our overage. The thought was that we hadn't done that, but as we look at our State provided revenue we can see that our expenses for the last two months of the year will be approximately \$75,000.00. Wish lists are necessary but we need to make sure we don't spend so much at the end of the year that we make ourselves really tight for next year.

Page 11, enterprise fund (water), not everything in this fund shows up in the budget. The Special Assessment Bond is almost paid off. Three of the five people that were still paying on it have now paid in full. Reviewing asset funds spent, the water system is at \$6,480,191.84 and construction in process is \$181,695.29 which is the pipes in the ground. Accumulated depreciation is 1,781,430.02.

Budget Worksheet: page 8, water funds comparing this to the enterprise fund explained the way that payments show or don't show up until the audit is done at the end of year. Principle Payment of \$60,000.00 will be taken from the Retained Earning revenue over expenditures of \$114,809.81 to make that line in the financial statement page 11, \$54,809.81. So this looks like there's cash flow, but there isn't because the final accounting isn't done. Last year the water fund lost money because this was not understood.

June worked through the budget worksheet. Page 1 tax revenue showing sales & use tax at \$10,000.00 per month, Class C Inter-government Revenue, \$12,000.00/month; Sewer collection, \$12,000.00/month; Trash collection, \$5,500.00/month and is higher due to recycling plan; Storm water utilities, \$3,100.00/month, Misc permits, \$550.00/month. Question on new gas tax answered not receiving until 2016 and it is expected to be about \$12,000/year. County RAP tax was also mentioned. Staff doesn't know how that tax will affect the City yet.

Streets: Sidewalks are being moved to streets. Daren C asked that the one labels "sidewalks new" be renamed "curb & gutter", or "roads development fees" since its coming from the building permits. Sidewalk repair/maintenance is high because we're hoping to repair the sidewalks on Toquerville Blvd. Discussion of cutting roots and concern for trees. Mayor asked for verification of when the city did the last sidewalk repair on that street. Storm drain utility is high. We're hoping to create a better drainage system from Rimview Drive. June pointed out the \$35,000.00 is an entire year's earnings for storm drain utilities.

June showed a separate sheet for discussion of streets which focused on the cost of projects Daren C hoped to accomplish in the coming year. There was also a spreadsheet showing accrual and expenditures of B&C and storm drain funds. All numbers in red are expenses not revenue. B&C Road funds have been in the red for a while. The money is there but we need to make sure we don't spend the money twice. The repair and maintenance ledger was lowered for the second year in a row. Daren voiced the main project he'd like to see done in 2015-16 is the Hillside /Cotton Gin Street with a water pipe upgrade and drainage plan. Streets ledger was not funded because we expect to use \$60,000.00 to capital facilities and those funds won't count against the General Fund next year. Mayor reminded us we'll need acquisitions if the plan is to widen those streets. Page 6, \$60,000.00 was transferred from general funds to capital projects. Total for streets includes, \$19,000.00, \$35,000.00 and \$60,000.00 for total at \$114,000.00. June said that impact fees coming in next year could then add to this money for this project. She stated that if we receive the reclamation grant it would help fund the project, but the budget doesn't show any receipt for the grant.

Council compensation was raised to pay for e-books so we wouldn't have to buy new code books for all councilmen. June suggested that be with a stipend at \$375.00 each. Council directed her to delete that. Mayor was glad to see that wages are split between all the departments instead of just the water department. Lance had asked for a new dump truck. The expense was dispersed to each department. Council directed her to delete that, no new truck for Lance next year.

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Brad had questions on website being updated which Renee answered. Ty asked if it was mobile-friendly. Renee said she'd check on that, (the answer is yes, that's one of the reasons for the update). The new website is now up but not set up just like we want yet. Police budget raised and animal control added under public safety page 3. Discussion of building permit costs and growth that pays for that. Building inspections section includes our payments to John Postert and Mike Vercimak.

Parks, page 4, Tree City project will show a match to the grant we hope to receive for putting trees along Shangri-La, also funding a camera for Center Street Park and a new mower. Council directed her to remove the camera because it can be purchased in this year's budget. Some tables have been purchased this year. Council reminded June to remove the truck purchase from all department budgets. June stated the master plan can come out of impacts. Trail Ridge expense shows money that was allocated and spent on that park. It won't show where it comes out of until the final budget. Culture & recreation was lowered because we had it up this year to buy new Christmas lighting. Council directed removing the budget for Pioneer Day.


June looked for input on putting aside funds for water depreciation. She had it at \$140,000.00 even though the auditors put it at \$184,000.00. Paul said Karl had the exact number we need to put into depreciation. Council discussed depreciation in water. We will now be putting depreciation into its own PTIF account so it won't be mingling with other funds. We'll be able to track that and use it specifically to maintain the system. Maintenance will be able to be taken from it if necessary. Discussion that good office staff makes it possible to maintain continuity over changing leadership.

3. Item: Discussion on the By-Pass road, Ty gave a brief history of the city's work toward promoting a by-pass road and past council's efforts to get property owners behind it and to get UDOT on board. He then reported on his work with Lorin Lowe of Lowlands LLC, to come to an agreement for the final section on the north end to connect the easements already agreed upon to SR17 north of the curve. Ty had given Lorin several options that would work. Lorin gave us two options. As his first option he would rather see the road tied up even further north near Sanddigger Knoll. Lorin would like to have a conference call with the council to discuss what the city would be willing to provide if he gave us this land. His first suggestion would cost the city a lot more to develop and include another land owner. Lynn Olds, who had done extensive work on this project as a councilman, remarked that Lorin's original plan was to slow traffic down and create an enterprise zone with foot traffic. The concept of a by-pass road is to allow traffic to continue at a higher speed and avoid homes and pedestrians. All felt that eventually development would ideally be commercial along that road. Even if the speed limit were 45 mph, a commercial area could flourish, similar to Snow Canyon or Telegraph. Lynn stated that UDOT wants a road that would be closer to 55 mph or 60 mph. What Lorin wants is ultimately not far from what all of us want in the long run. Ty remarked this plan would give the Lowes 120 feet of road front. Council agreed that if the elevations worked they were good with it. Mayor LeFevre had taken Lorin's options and shot the elevations. Mayor stated those grades have to stay 6% and under. UDOT will not accept anything higher. There was discussion of how such roads are planned and how development eventually changes them. Ty said he'd email Lorin and work toward setting up that conference call with him.

ADJOURNMENT: Mayor Dismissed the Work meeting.

Minutes of the 4-28-15 Toquerville City Council Meeting will be presented for review and approval at the May, 2015 City Council Mtg.

Approved:  Date: May 14, 2015
M. Darrin LeFevre, Mayor

Attested: 
Renee S. Garner, City Recorder

